



## **City of Vancouver** *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

[planning@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

# CD-1 (87)

*1001 Cotton Drive, 1010 McLean Drive  
1661 Napier Street (Brittannia Community Centre)  
By-law No. 4710*

*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

***Effective July 17, 1973***

BY-LAW NO. 4710

A By-law amend By-law No. 3575, being  
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-155-A annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this; By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
2. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:
  - schools, gymnasium, swimming pool, ice rink, library, playfields, ancillary recreational facilities and other customary ancillary uses including off-street parking,

subject to such conditions as Council may by resolution prescribe.

3. Any new development pursuant to this By-law shall not exceed 40 feet in height.
4. The floor space ratio shall not exceed 0.45 gross.
5. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 17th day of July, 1973.

(sgd) Arthur Phillips  
MAYOR

(sgd) Ronald Thompson  
CITY CLERK

"I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 17th day of July, 1973, and numbered 4710.

CITY CLERK"



PUBLIC HEARING

1. Britannia Community Services Centre

An application was received from the Director of Planning and Civic Development to rezone all lands bounded on the north by the lane south of Venables; on the east by the lane immediately west of Commercial Drive and the westerly boundary of the lands fronting Commercial Drive; on the south William Street with the exclusion of Lots 21-24 inclusive, Block 38, D.L. 264A; on the west McLean Drive,

From: RS-1 One Family Dwelling District and  
RM-3 Multiple Dwelling District

To: CD-1 Comprehensive Development District

The Technical Planning Board recommended approval of the application, subject to the uses being restricted by by-law to:

- schools, gymnasium, swimming pool, ice rink, library, playfields, ancillary recreational facilities and other customary ancillary uses including off-street parking
- any new development pursuant to this By-law shall not exceed 40 feet in height
- the floor space ratio not to exceed 0.45 gross.

Any development or redevelopment of the area is to be first approved by the Technical Planning Board after advice from the Design Panel and after consultation with the City Planning Commission as they having particular regard to the spacings of the building, suitable off-street parking and loading on site, treatment of the open portions of the site and vehicular ingress and egress thereto.

The Vancouver City Planning Commission approved the application subject to the same conditions as noted by the Technical Planning Board and the Commission requested that consideration be given to building a regulation sized ice-rink concurrently with the first phase of the development.

cont'd.....

Mr. W.E. McCartney, 1471 William Street, advised the Public Hearing that his home is one of the properties required for Britannia Community Services Centre and he asked for a home to replace the one he is losing. He also asked for a fair deal and referred to the concept of a "home for a home".

Mr. Norman Buczak, 4317 Victoria Drive, asked for information on 'comprehensive' in the description of CD-1 Comprehensive Development District. The Mayor replied.

The Mayor called for further persons interested; there being none, it was,

MOVED by Ald. Bowers,

THAT the application be approved subject to the uses being restricted by by-law to:

- schools, gymnasium, swimming pool, ice rink, library playfields, ancillary recreational facilities and other customary ancillary uses including off-street parking
- any new development pursuant to this By-law not exceeding 40 feet in height
- the floor space ratio not exceeding 0.45 gross

FURTHER THAT any development or redevelopment of the area being first approved by the Technical Planning Board after advice from the Design Panel and after consultation with the City Planning Commission as they having particular regard to the spacings of the building, suitable off-street parking and loading on site, treatment of the open portions of the site and vehicular ingress and egress thereto.

- CARRIED UNANIMOUSLY

(RZ.W.22)

BY-LAW NO. 4710

A By-law amend By-law No. 3575, being the  
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled, enacts as follows:

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-155-A annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
2. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:
  - schools, gymnasium, swimming pool, ice rink, library, playfields, ancillary recreational facilities and other customary ancillary uses including off-street parking,subject to such conditions as Council may by resolution prescribe.
3. Any new development pursuant to this By-law shall not exceed 40 feet in height.
4. The floor space ratio shall not exceed 0.45 gross.
5. This By-law shall come into force and take effect on and after the date of the final passing hereof.

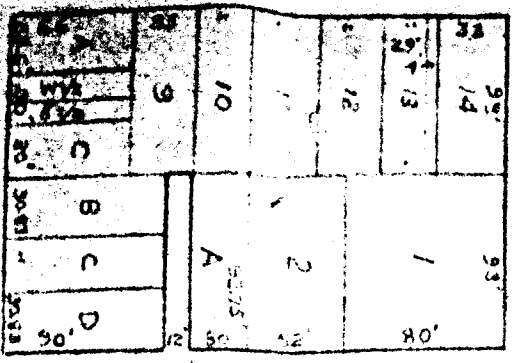
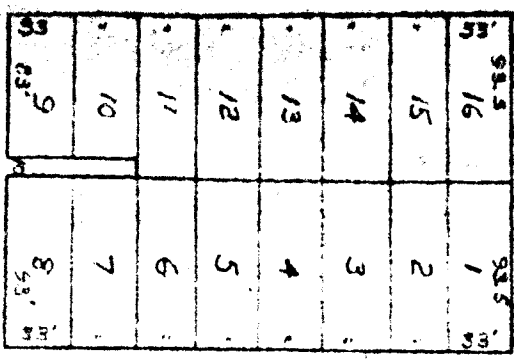
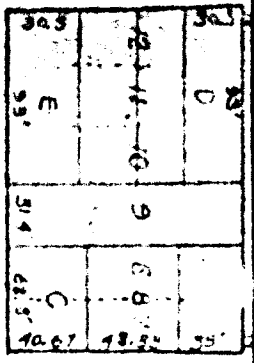
DONE AND PASSED in open Council this 17th day of July, 1973.

(sgd) Arthur Phillips  
MAYOR

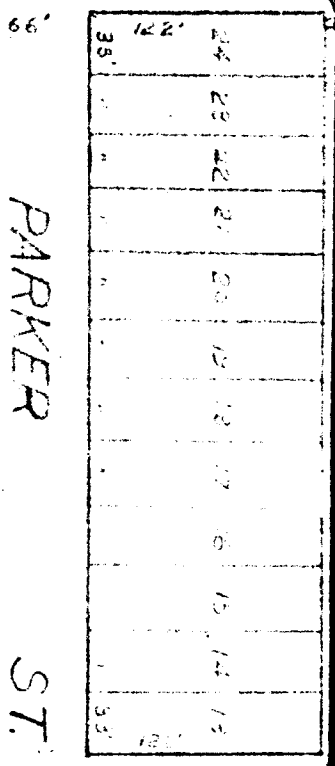
(sgd) Ronald Thompson  
CITY CLERK

I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 17th day of July, 1973, and numbered 4710.

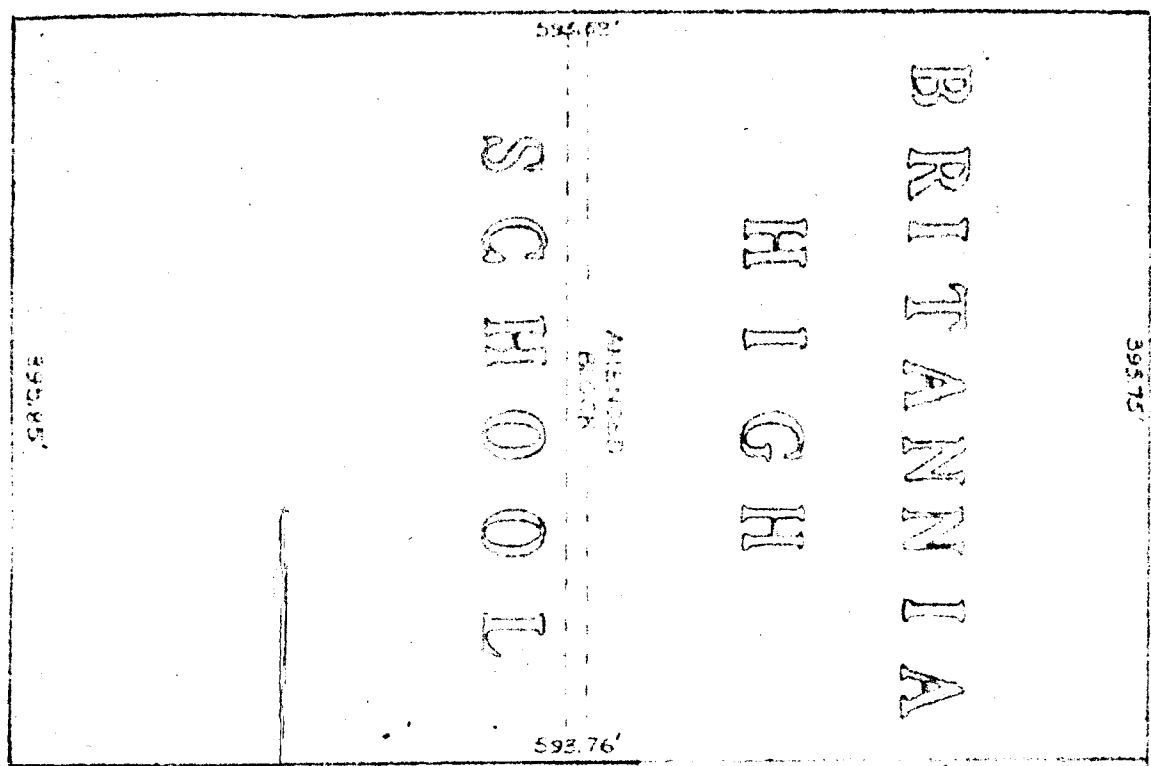
CITY CLERK



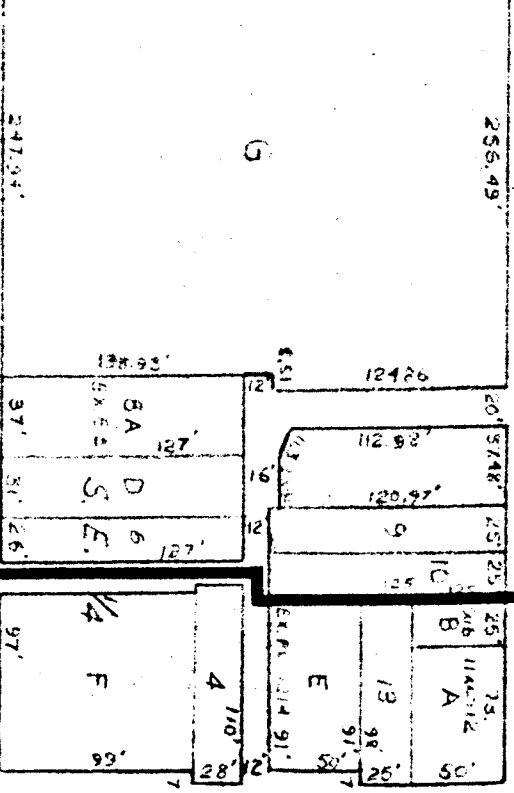
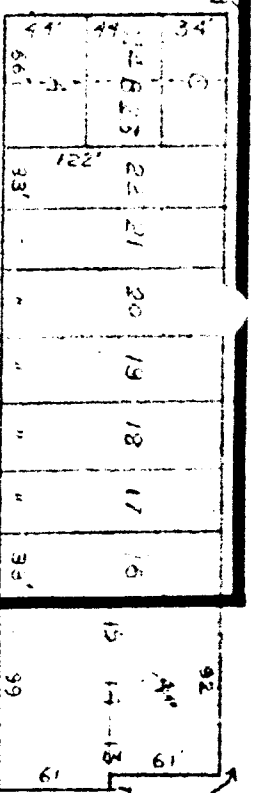
WOODLAND DR.



PARKER ST.

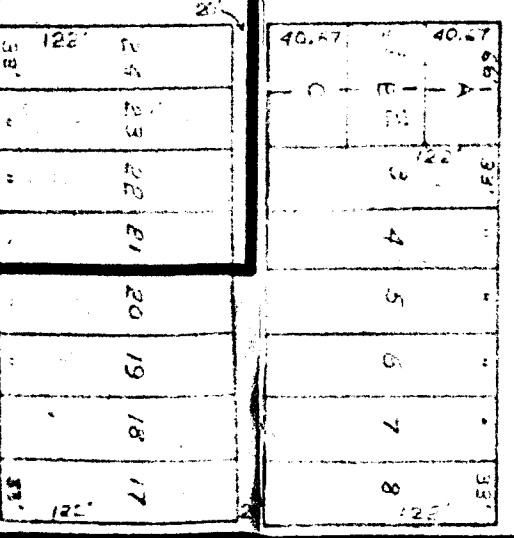


DR.



NAPIER

ST.



COMMERCIAL DR.

